

Weare Conservation Commission

Final Minutes

February 9, 2005

In attendance were: Tom Carr, Andy Fulton, Andrea Alderman, John Ciampi and Steve Najjar.

Chairman Carr called the meeting to order at 7:03 PM.

1). Minutes of January 12, 2005: John Ciampi read the minutes from last months WCC meeting, and the following changes were requested by those in attendance:

- In item #2, 4th line down, change *Dorothy* to *Dory*.
- On page 2, strike the word "asked".
- On page 2, topic #2, last line, strike "with one abstention".
- On page 2, topic 2, 2nd bullet, 5th line down, change "rural overlay" to "conservation overlay".
- Same bullet as above, 7th line down, change "overlay district" to "rural agricultural zoning".
- Same bullet as above, 14th line up from bottom, strike the line "Pat asked Paul Morin if he knows the percentage of rural agricultural land in town, and he estimated 10-20%".
- Same bullet as above, 10th line up from the bottom, change "close" to "closer".
- Same bullet as above, page 3, last line, strike "with one abstention (Tom)".
- Page 3, on the Peter Julia bullet, 9th line down, change 9% to 11%.
- Same bullet as above, 7th line from bottom of paragraph, change "which are a minimum of 10,000 sq. ft." to "kicks in at 10,000 sq. ft."
- Same bullet as above, 3rd line up from bottom of paragraph, insert "space" between the words "open" and "will".
- On topic #5, 3rd bullet, 2nd line up from bottom of bullet, strike "WCC funds".
- Last bullet under this topic, insert "Appraisal" after "the Bolton Property".
- Last line under this same topic, strike "and Tom will present it to the BOS for approval".

2). Wetland Applications and /or discussion:

- *DES file #2005-00079*, Andrew Dimitrio, builder with ADJ Construction. Steven Johnson is owner. Site is located on map 412, lot 168-4, on Colby Rd. The driveway and garage foundation were built in and adjacent to wetlands without a permit. This complaint was initiated by Tom Carr.
- *DES file #2004-02783*, of complaintee Russell Freeman Sr. A letter was drafted to Sheriff James Hardy to serve Mr. Freeman the certified letter he refused to accept regarding his violation and corrective requirements.
- *DES file #2005-00111*, of Ronald Rivard, map 405/lots 47-7, and 47-10. His notice of expedited application being received complete.
- *DES file # 2005-00016*, concerning Mark Berube, map 412, lot 181 & 183, located on S. Stark Highway, complete forestry notification.

3). Planning Board:

- Innovative Land Solutions- located on Colby Road, map 412, lot 168; purpose is to subdivide lot 412/168 into 2 lots, lot 412/168, and 412/168-11. The wetlands on this site plan were field drawn, and Tom pondered how accurate is the delineation, and then mused if this site should be visited in person.

The issue to submit to Planning is, "Does this subdivision proposal have a frontage issue?" Also, no wetland certification was found on the plan.

4). **Zoning Board:** No issues.

5). **Other Items:**

- *Bedford Design Consultants-* Tom read a letter written by the New Boston Zoning Board of Adjustments announcing a meeting at 7 PM on February 15, 2005 to indicate that Lull Rd. Corp. has filed an application to remove earth products from a gravel pit in New Boston, located on New Boston tax map 3, lot 5, with the intent to truck the removed material through an existing gravel pit located on tax map 2, lot 62, off Twin Bridge Rd. in Weare. The Weare Planning Board requested notification of this operation so that interested parties may attend this meeting. Tom spoke about this issue with Paul Morin, of the Weare Planning Board, and Paul stated that the biggest concern he sees is that New Boston will reap tax benefits from this activity, and Weare will reap the road repairs. Steve asked if Weare could post the road on its sector, and Tom responded that there already exists an egression from the New Boston pit, but it would require an upgrade. Tom cautioned that this gravel operation could have adverse affects on a nearby stream because disruption of the upland topography would release excessive minerals into that water body.

6). **Kingsbury Property:** Tom and Steve Walker, of LCIP, walked the boundary lines of the Kingsbury easement and installed conservation easement placards along the border. Steve wrote up a report on this property praising its unspoiled qualities.

7). **Bolton Property Appraisal:** Tom asked the Commission if it were OK to submit the Heath Appraisal to Elayne Pierson for payment of it. Steve feels it is OK because "we got what we asked for". Steve mentioned that Mr. Bolton also plans to initiate his own appraisal. Steve feels that the Commission would have to pay at least \$300,000 for the property. After some discussion concerning the appraisal, Tom stated he would go ahead and submit the appraisal to Elayne.

8). **Digital Camera:** Tom mentioned he would like the Commission's digital camera to be in Naomi's possession for safe keeping, and also to be accessible to any commission member.

9). **Bolton Property Update:** Discussion ensued generically around Frank Bolton's consideration of placing his property into a conservation easement. The highlights of the discussion were as follows: how does one place a value on the existing stream (Center Brook) that flows through the property ?; would the property necessitate logging to purchase it ?; how committed is Mr. Bolton to placing his property under conservation protection ?; how accurate is the appraisal ?; is this land worth further pursuance ?.

10). **Adjournment:** Steve made motion to adjourn, and Andy 2nd and all approved. With no further business to conduct, Tom adjourned the meeting at 9:18 PM.

Respectfully Submitted,

cc: Tina Pelletier

BOS

Commission Files

Town Clerk

John Ciampi

